

Free Standing Downtown Commercial Building

202 Miller Ave, Ann Arbor, MI 48104



FOR SALE OR LEASE



PROPERTY HIGHLIGHTS

- Free standing downtown, corner location
- One block from Main St at the corner of Miller Avenue and N. Ashley Street
- Desirable downtown location with high visibility
- Easy access to on-site parking with additional street parking
- Municipal parking structure across the street
- Fully renovated in 2020
- Conveniently located near US-14, US-23, and I-94
- Zoned to allow for cannabis provisioning use with an upfront opportunity fee of \$200,000 on a lease

OFFERING SUMMARY

Sale Price:	\$1,375,000
Lease Rate:	\$2,575/month NNN
Building SF:	1,172 SF
Lot Size:	66' X 44'
Zoning:	C2B (Business Service District)
APN:	09-29-150-005

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	11,722	41,835	61,135
Total Population	29,156	103,923	148,835
Average HH Income	\$87,444	\$120,392	\$129,406

Michael Jurgenson, CCIM

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Free Standing Downtown Ann Arbor Retail Corner

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PROPERTY DESCRIPTION

A prime piece of commercial real estate featuring a free-standing building located in the heart of bustling downtown Ann Arbor for sale or lease.

Highlights:

Situated one block from Main St at the corner of Miller Avenue and N. Ashley Street

Proximity to Ann Arbor City Hall, police and fire departments, and city and county courthouses ensures consistent foot traffic

Location Perks:

Desirable downtown location with high visibility

Easy access to on-site parking with additional street parking

Municipal parking structure across the street for overflow parking needs

Facility Features:

Fully renovated in 2020, showcasing modern amenities and design

Interior designed by the renowned Damian Farrell Design Group
Building zoning allows for cannabis provisioning

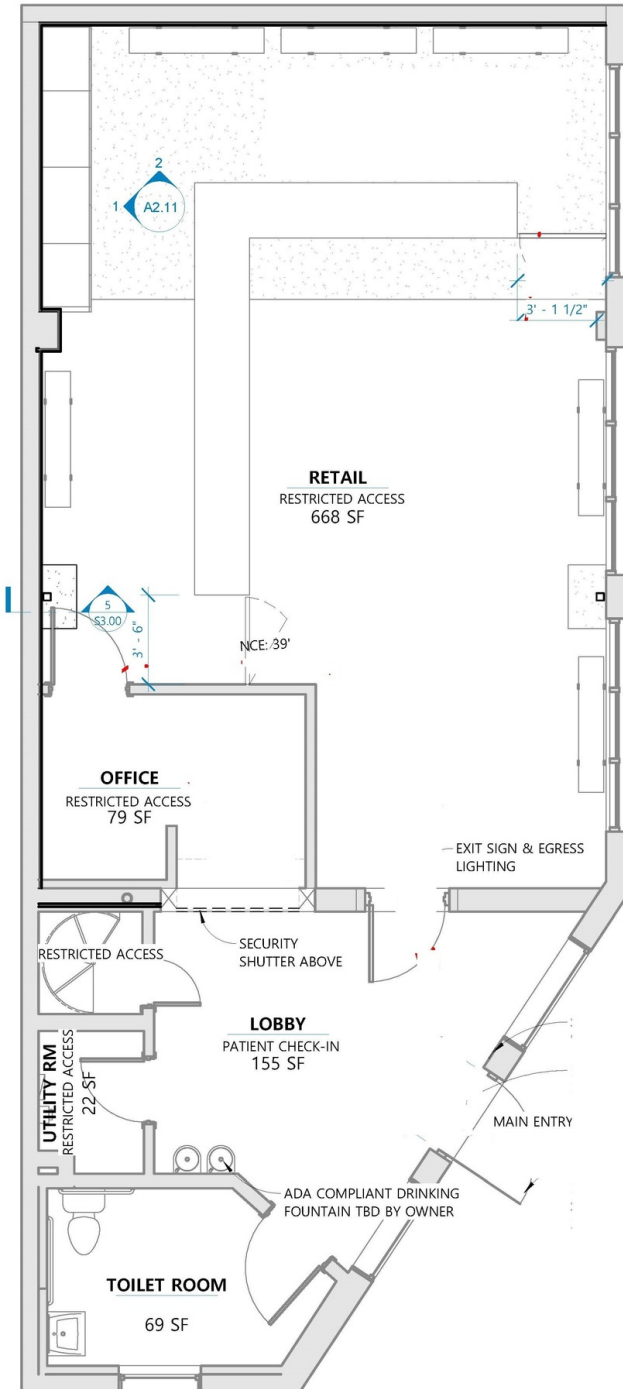
Accessibility:

Conveniently located near US-14, US-23, and I-94, providing easy access for both local and out-of-town customers.

Contact the broker for additional details and to schedule a private showing.

LOCATION DESCRIPTION

Desirable downtown location with high visibility situated one block from Main St at the corner of Miller Avenue and N. Ashley Street. Proximity to Ann Arbor City Hall, police and fire departments, and city and county courthouses ensures consistent foot traffic. Location perks includes easy access to on-site parking with additional street parking and municipal parking structure across the street for overflow parking needs.



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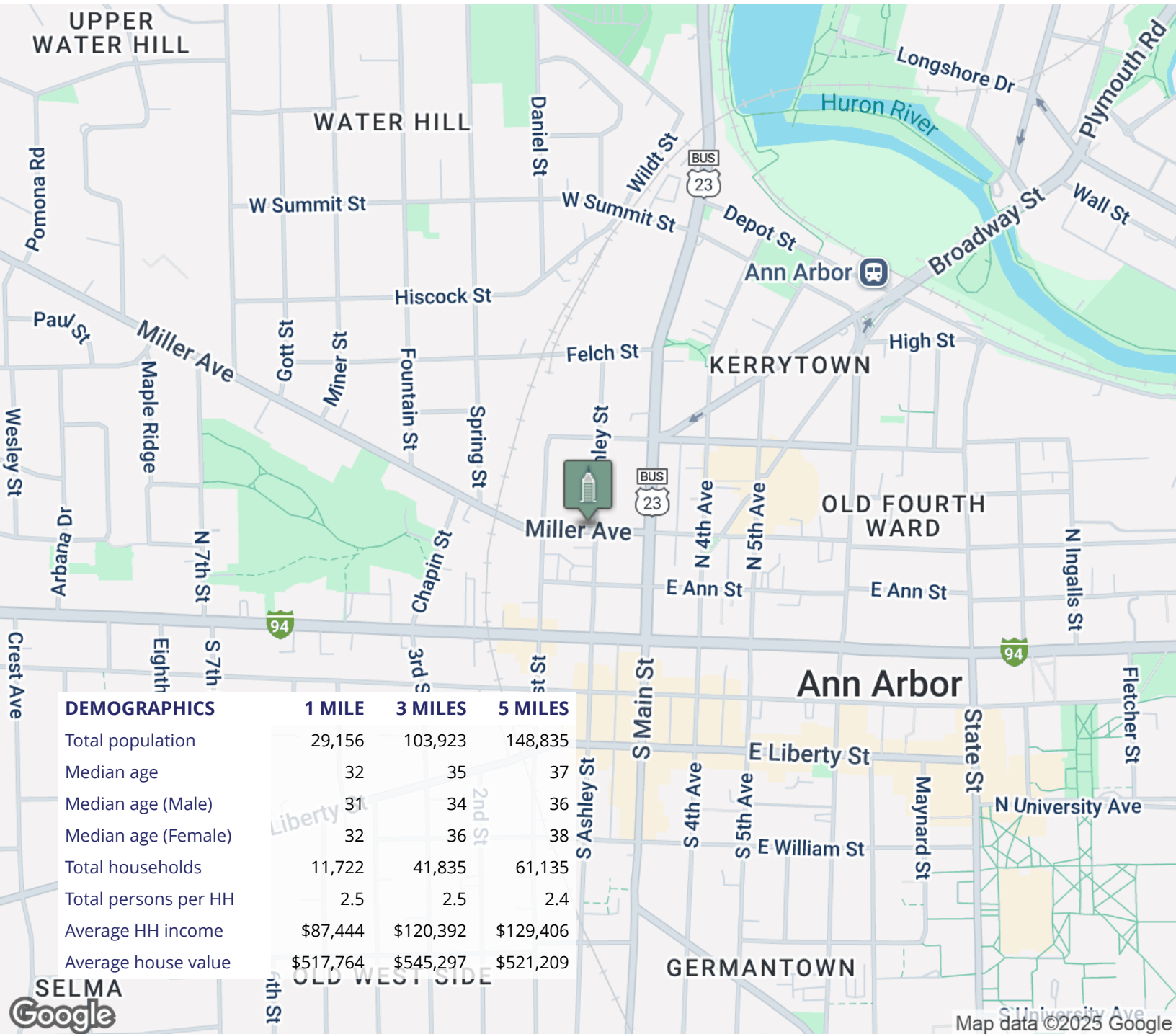
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